173.0	0004	0028.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	981,400 / 981,400
					USE VALUE:	981,400 / 981,400
					ASSESSED:	981,400 / 981,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LACOUR MARIE B		
Owner 2:			
Owner 3:			
Street 1:	39 TANAGER ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	LACOUR MARIE B/ TRUSTEE -
Owner 2:	BRUNO FAMILY TRUST -
Street 1:	39 TANAGER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,598 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 2933 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6598.000	548,300	500	432,600	981,400
Total Card	0.151	548,300	500	432,600	981,400
Total Parcel	0.151	548,300	500	432,600	981,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.61 | /Parcel: 334.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	115351
GIS Ref	
GIS Ref	
Insp Date	07/21/18

!13457!

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0004-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	548,300	500	6,598.	432,600	981,400	981,400	Year End Roll	12/18/2019
2019	104	FV	421,100	500	6,598.	432,600	854,200	854,200	Year End Roll	1/3/2019
2018	104	FV	395,400	500	6,598.	383,100	779,000	779,000	Year End Roll	12/20/2017
2017	104	FV	371,000	500	6,598.	321,300	692,800	692,800	Year End Roll	1/3/2017
2016	104	FV	371,000	500	6,598.	321,300	692,800	692,800	Year End	1/4/2016
2015	104	FV	330,800	500	6,598.	278,100	609,400	609,400	Year End Roll	12/11/2014
2014	104	FV	330,800	500	6,598.	268,800	600,100	600,100	Year End Roll	12/16/2013
2013	104	FV	344,100	500	6,598.	255,800	600,400	600,400		12/13/2012

PRINT

Date	Time
12/11/20	03:24:33

LAST REV

Date	Time
09/22/20	15:16:15
jorourke	
13457	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LACOUR MARIE B/	75321-181		8/7/2020	Convenience	1,000,000	No	No		
LACOUR MARIE B/	69040-348		3/22/2017	Convenience	1	No	No		Remainder interest change only to Bruno Famil
BRUNO CHARLES/E	28063-208		1/9/1998	Family	1	No	No		Marie B LaCour/ Trustee Bruno Trust- remainde

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
7/21/2018	Inspected	HS	Hanne S
6/19/2018	MEAS&NOTICE	BS	Barbara S
11/3/2008	Meas/Inspect	189	PATRIOT
2/17/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

USER DEFINED

Prior Id # 1:	115351
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6598		Sq. Ft.	Site		0	70.	0.94	8									432,560						432,600	

Total AC/HA:	0.15147	Total SF/SM:	6598	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	432,560	Spl Credit		Total:	432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00799513
Const Adj.:	0.99989998
Adj $ / SQ:	171.342
Other Features:	168750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	744984
Depreciation:	196676
Depreciated Total:	548309

COMMENTS

BSMT SINK. INLAW ON THIRD FLOOR, UNUSED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	8	2	
Totals			
2	13	4	

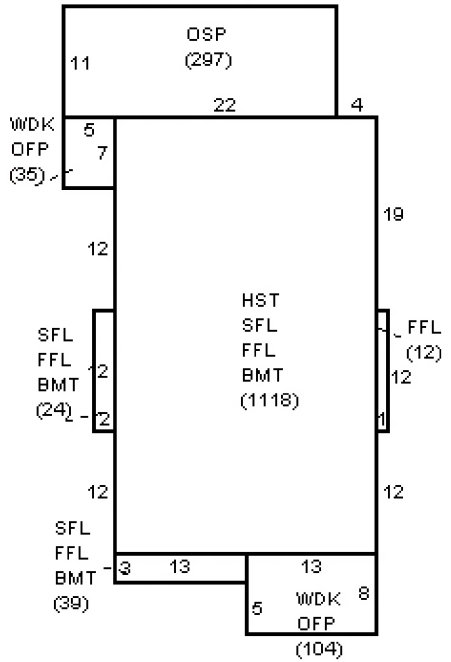
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.34
Special Features:	0	Val/Su Net:	116.93
Final Total:	548300	Val/Su SzAd	186.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,193	171.340	204,411
BMT	Basement	1,181	51.400	60,706
SFL	Second Floor	1,181	171.340	202,355
HST	Half Story	559	171.340	95,780
OSP	Screen Porch	297	24.260	7,205
OFP	Open Porch	139	28.370	3,943
WDK	Deck	139	13.190	1,834
	Net Sketched Area:	4,689	Total:	576,234
Size Ad	2933	Gross Are	5248	FinArea 2933

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 173.0-0004-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	A	AV	1970	4.48	T	39.2	104			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500